

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 1-05-04

353

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-15
ITEM DESCRIPTION: Amendment to General Development Plan #122 known as Century Hills by Payne Company. The Applicant is proposing to amend the southerly portion of the approved GDP by changing roadway alignments and roadway connections to adjacent roadways. The property is located east of East Circle Drive, north of Silver Creek Road NE and south of Viola Road NE.		PREPARED BY: Brent Svenby, Planner

December 22, 2003

City Planning and Zoning Commission Recommendation:

On December 10, 2003 the City Planning and Zoning Commission reviewed the proposed changes to the approved General Development Plan.

The Commission reviewed this proposal according to the criteria listed in Paragraph 61.215 of the Zoning Ordinance and Land Development Manual.

Mr. Staver made a motion to recommend approval of amendment to General Development Plan #122 known as Century Hills based on staff-recommended findings and conditions. Mr. Haeussinger seconded the motion. The motion carried 9-0.

Conditions:

1. At the time of platting:

- a. *Dedication of Controlled Access shall be required along the entire frontage of East Circle Drive and Silver Creek Road NE except for the access locations shown on the GDP.*
- b. *The proposed ponds shall be platted as a separate Outlot and the Owner shall execute an Ownership & Maintenance Agreement for the pond prior to development and/or Final Plat submittal.*
- c. *Specific routing and extension of utilities to serve the property will be addressed through the platting process and review.*
- d. *Due to the location of the property hydric soils may be located on the property. The property owner is responsible for identifying wetlands on the property and submitting the information as part of the platting process.*

2. *Grading and Drainage Plan approval is required prior to development, and a Storm Water Management charge shall apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property. Details of the Owner's obligations related to Storm Water management will be addressed in the Development Agreement.*
3. *Pedestrian Facilities are required at the Owner's expense along the entire frontage of the property abutting East Circle Drive and Silver Creek Road NE and all new public roadways. Specific obligations will be addressed in the Development Agreement.*
4. *Dedication of parkland shall be met via: land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated November 24, 2003. The amount of street frontage for the parkland areas shall be as stated in the November 24, 2003 memo.*
5. *Any traffic calming measures shall be incorporated into the Development Agreement when the property is platted.*
6. *Any conditions of approval, which previously applied to approval of this GDP, still apply to the GDP.*

Planning Staff Recommendation:

See attached staff report dated December 2, 2003.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

24A

Council Action Needed:

1. The Council may approve, approve with conditions, or deny the general development plan Amendment. The Council must make findings based on the criteria listed in Paragraph 61.215.
2. If the Council wishes to proceed with the general development plan amendment as proposed, it should instruct the City Attorney to prepare a resolution for Council approval.

Attachments:

1. Staff Report dated December 2, 2003
2. Minutes of the December 10, 2003 CPZC Meeting

Distribution:

1. City Administrator
2. City Attorney
3. Planning Department File
4. Applicant: This item will be considered some time after 7:00 p.m. on Monday, January 5, 2003 in the Council/Board Chambers in the Government Center at 151 4th Street SE.

YAGGY COLBY ASSOCIATES

ENGINEERING • ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING • ENVIRONMENTAL
DESIGN • HISTORIC PRESERVATION
CONSULTING • TRAFFIC ENGINEERING
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10000 N. CENTRAL AVE. SUITE 100
MINNEAPOLIS, MN 55412
PROJ. NO. 10000 N. CENTRAL AVE. SUITE 100
MINNEAPOLIS, MN 55412
DATE: 10/1/93

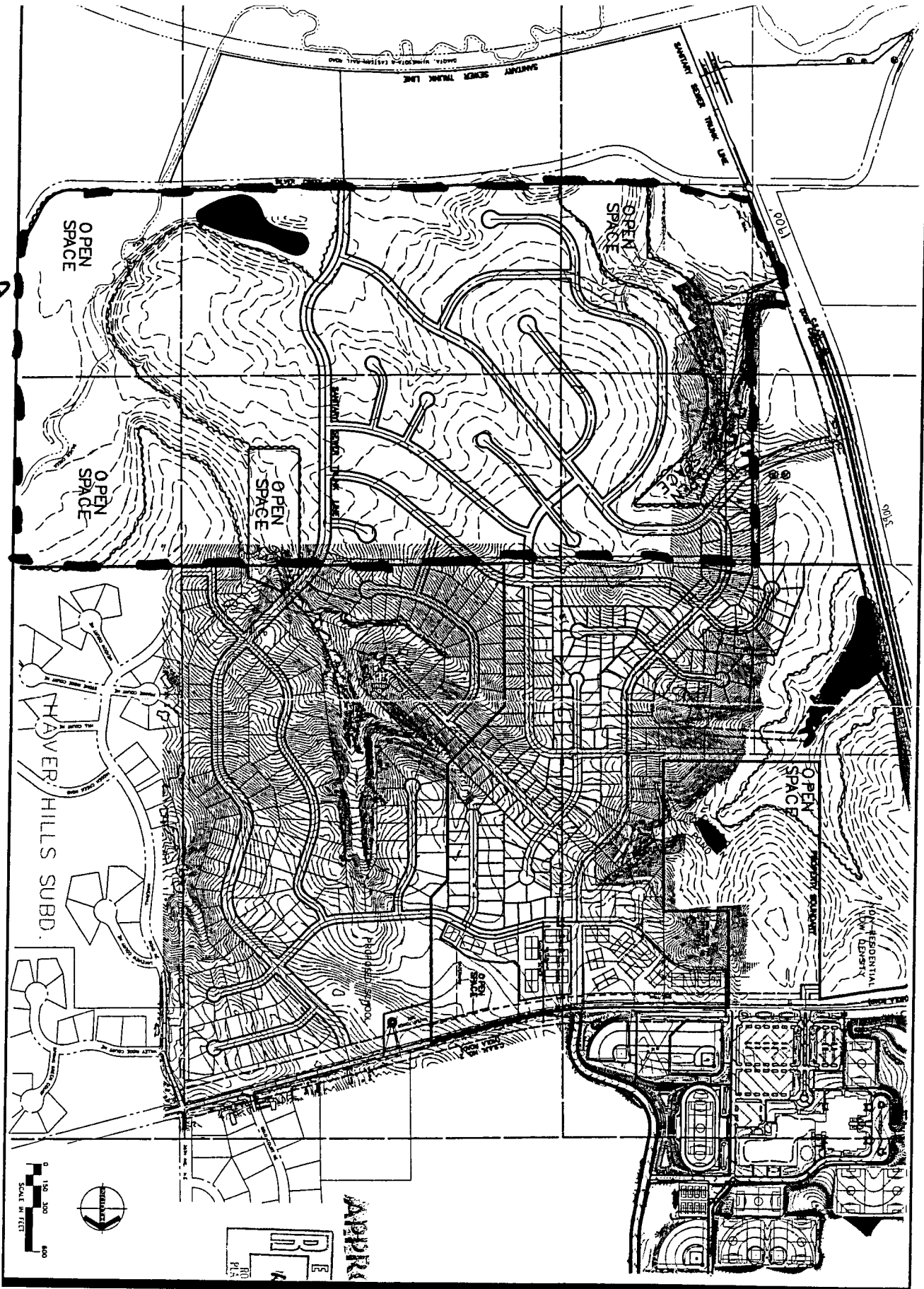
CENTURY HILLS
ROCHESTER, MINNESOTA

GENERAL DEVELOPMENT PLAN

RECEIVED
APR 13 2001
PLS
NO DEPARTMENT

PROJECT
CENTURY HILLS
SHEET NO. 1
DATE: 4-1-93
CHECKED BY: YCA
DRAWN BY: YCA
SCALE: 1" = 100'

SCALE
1" = 100'



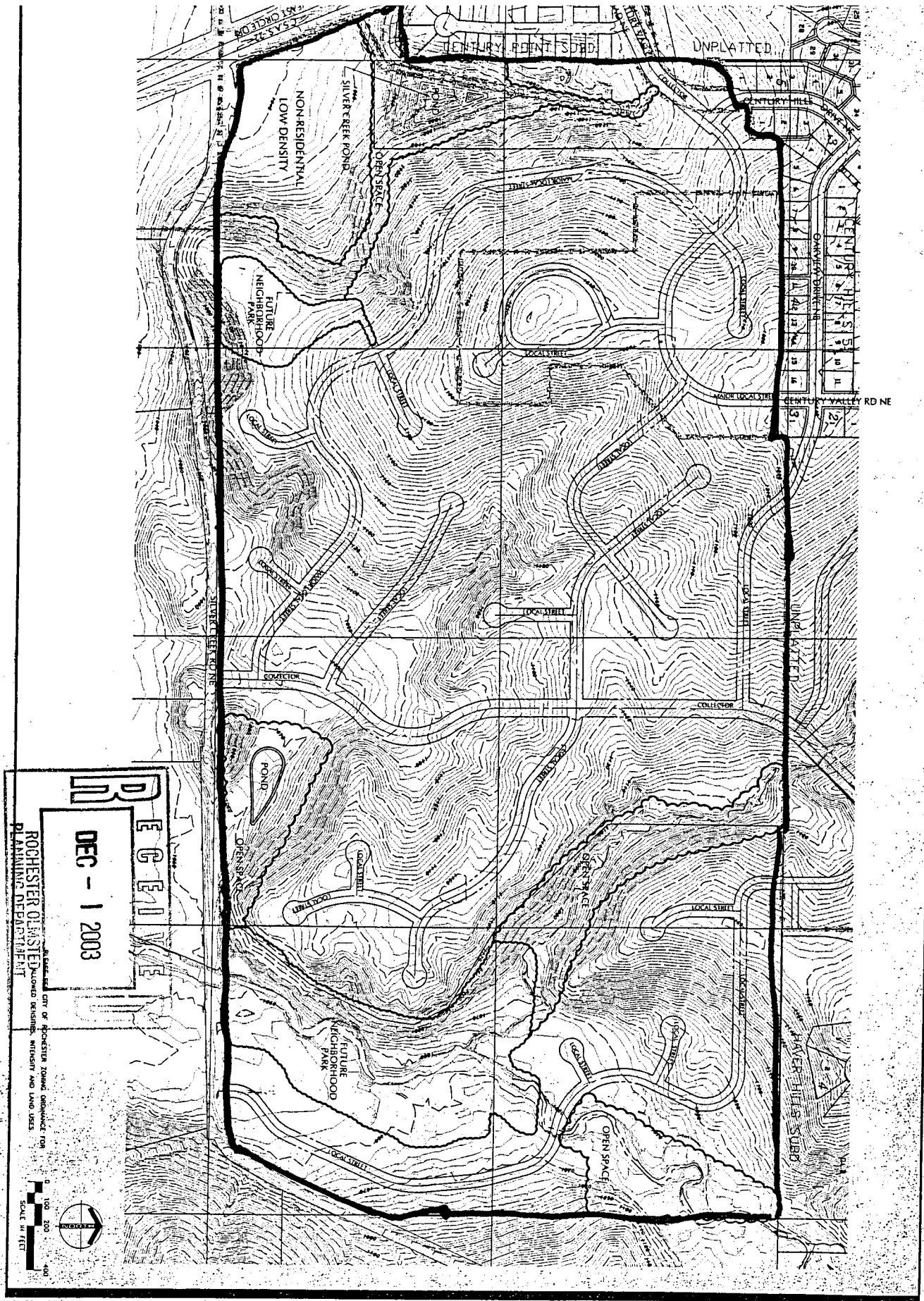
APPROVED GDP

Amendment
Area

355

N →

PROPOSED GDP



RECEIVED

DEC - 1 2003

ROCHESTER OLDEST
PLANNING DEPARTMENT

SCALE IN FEET

0 100 200 400

YAGGY COLBY ASSOCIATES

11444 CROWN TRAIL RD NE
SUITE 200
CENTURY HILLS, MN 55909
TEL: 507-253-1144
FAX: 507-253-1145
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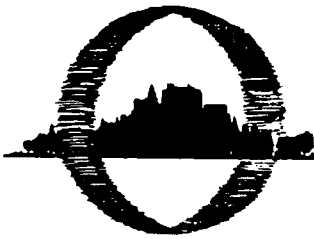
CENTURY HILLS
ROCHESTER, MINNESOTA

GENERAL DEVELOPMENT PLAN REVISION

REVISIONS

NO.	DATE	DESCRIPTION
1	10/27/03	REVISIONS TO PLAN
2	11/14/03	REVISIONS TO PLAN

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

Olmsted

www.olmstedcounty.com/planning



TO: City Planning and Zoning Commission

FROM: Brent Svenby, Planner

DATE: December 2, 2003

RE: Amendment to General Development Plan #122 known as Century Hills by Payne Company. The Applicant is proposing to amend the southerly portion of the approved GDP by changing roadway alignments and roadway connections to adjacent roadways. The property is located east of East Circle Drive, north of Silver Creek Road NE and south of Viola Road NE

Planning Department Review:

Applicant/Owner: Payne Company
1700 Northwood Drive NE
Rochester, MN 55906

Consultants: Yaggy Colby Associates
717 Third Avenue SE
Rochester, MN 55904

Size and Location: The property is located along the east side of East Circle Drive, south of Viola Road SE and north of Silver Creek Road NE.

Existing Land Use: The site is presently undeveloped.

Proposed Use: The GDP is mostly showing low density residential uses with the southwesterly portion the site being developed with non-residential low density uses. The northerly portion of the property is not included in the proposed amendment area.

Land Use Plan: The Rochester Urban Service Area Land Use Plan designates this property as suitable for "low density residential" types of development.

Zoning: The property is presently zoned A-4 (Agricultural Urban Expansion) on the County Zoning Map. Upon annexation, this site will be zoned R-1 (Mixed Single





Family Residential) on the City Zoning Map.

Roadways:

The main reason for the amendment is the fact the roadway alignment in the southerly portion of the property is proposed to be changed. There is also a new proposed connection to Silver Creek Road NE. Attached is the most recently approved Century Hills GDP. As you can see there is major change in the road alignment.

Sidewalks:

In accordance with current City policy, Pedestrian Facilities are required at the Owner's expense along the entire frontage of the property abutting East Circle Drive and Silver Creek Drive NE. Specific obligations will be addressed in the Development Agreement.

Drainage:

Grading and Drainage Plan approval is required prior to development and a Stormwater Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for all areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property.

Wetlands:

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. According to the Soil Survey hydric soils do not exist on the site. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.

Public Utilities:

The property is within the Viola High Level Water System Area. The higher portions can be served directly from this system and the lower areas will be served with the installation of an additional public pressure reducing (PRV) station (s), expanding the current Intermediate Level Water System Area (within the Century Point development), to provide those areas with adequate pressures. Ultimately the 2 PRV stations must be inter-connected.

Networking of the High Level and Intermediate Level systems to eliminate dead ends is crucial in both areas to provide adequate flows for fire protection and water quality. The water main in the cul-de-sac streets and dead-ends must be looped and water mains must be extended to adjacent properties per the requirements of the RPU – Water Department.

Static water pressures within this area will range from the mid 50's to the low 90's PSI. The builders must install pressure-reducing devices near the domestic

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water meters as required by the Minnesota Plumbing Code.

Specific routing and extension of utilities to serve the property will be addressed through the platting process and plan review.

Parkland Dedication:

Parkland Dedication requirements for the proposed development are estimated to be 23 acres and should be in the form of land. A minimum of 11 acres of the land should be land meeting dedication standards.

The park access/street frontage to the park located in the SW corner of the development should be a minimum of 100 feet in width and be graded such that the park access slope is 4% or less.

The \pm 19 future park site located in the SE portion of the development includes \pm 8 acres of land meeting dedication requirements. There should be a minimum of 350 feet of access/street frontage on the northeastern portion of the site.

None of the proposed future neighborhood park areas are to be the site of storm water detention facilities.

Referral Comments:

1. Rochester Public Works Department
2. Rochester Park & Recreation Department
3. Planning Department – GIS staff
4. Olmsted County Public Works Department
5. Rochester Public Utilities Department
6. Planning Department – Wetlands LGU staff
7. MnDOT

Report Attachments:

1. Copy of proposed GDP Amendment
2. Copy of the approved GDP
3. Location Map
4. Referral Comments (5)

Summary:

The Applicant is proposing to amend the approved GDP by changing the roadway alignment in the southerly portion of the development. Also the property owner is proposing non-residential low density uses in the southwesterly portion of the development.

Staff Suggested Findings and Recommendation:

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the criteria for approval of a general development plan (see attached section from the newly adopted regulations, which became effective May 15, 1999).

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- Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

Land uses within the amended GDP would be consistent with the "low density residential" land use designation for the property.

- Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

The density and access of the proposed development is compatible with the existing and permissible future use of the adjacent properties. Traffic calming measures for the development will need to be planned for during the platting of the property. These measures will need to be addressed in the Development Agreement.

- Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

Single family housing is consistent with the adopted Land Use Plan and is also consistent with the Housing Plan standards for the physical and social environments of residential neighborhoods.

- Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

Access to the property would be from East Circle Drive, which is designated as an "upgrade expressway". Access would be from the developed portion of the Century Hills Development and the Shannon Oaks Development in the future. The GDP also proposes roadway connections to Silver Creek Road SE. When development takes access from Silver Creek Road NE, portions of Silver Creek Road NE may need to be realigned.

- Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

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Access to the property would be from East Circle Drive, which is designated as an "upgrade expressway". Access would be from the developed portion of the Century Hills Development and the Shannon Oaks Development in the future. The GDP also proposes roadway connections to Silver Creek Road SE. When development takes access from Silver Creek Road NE, portions of Silver Creek Road NE may need to be realigned.

Traffic calming measures for the development will need to be planned for during the platting of the property. These measures will need to be addressed in the Development Agreement.

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

The property is within the Viola High Level Water System Area. The higher portions can be served directly from this system and the lower areas will be served with the installation of an additional public pressure reducing (PRV) station (s), expanding the current Intermediate Level Water System Area (within the Century Point development), to provide those areas with adequate pressures. Ultimately the 2 PRV stations must be inter-connected.

Networking of the High Level and Intermediate Level systems to eliminate dead ends is crucial in both areas to provide adequate flows for fire protection and water quality. The water main in the cul-de-sac streets and dead-ends must be looped and water mains must be extended to adjacent properties per the requirements of the RPU – Water Department.

Static water pressures within this area will range from the mid 50's to the low 90's PSI. The builders must install pressure-reducing devices near the domestic water meters as required by the Minnesota Plumbing Code.

Specific routing and extension of utilities to serve this property will be addressed through the platting process and plan review.

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

In accordance with current City policy, Pedestrian Facilities are required at the Owner's expense along the entire frontage of the property abutting East Circle Drive and Silver Creek Road NE. Specific obligations will be addressed in the Development Agreement. Sidewalk will be required on both sides of all new public roadways.

Grading and Drainage Plan approval is required prior to development and a Storm water Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for all areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property.

- Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

Grading and Drainage Plan approval is required prior to development and a Storm water Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for all areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property.

- Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

The amended GDP is consistent with the subdivision design standards for single family housing.

Recommendation:

Staff recommends the following conditions or modifications to assure compliance with the Rochester Zoning Ordinance and Land Development Manual and applicable criteria:

1. At the time of platting:

- a. Dedication of Controlled Access shall be required along the entire frontage of East Circle Drive and Silver Creek Road NE except for the access locations shown on the GDP.***
- b. The proposed ponds shall be platted as a separate Outlot and the Owner shall execute an Ownership & Maintenance Agreement for the pond prior to development and/or Final Plat submittal.***
- c. Specific routing and extension of utilities to serve the property will be addressed through the platting process and review.***
- d. Due to the location of the property hydric soils may on the property. The property owner is responsible for identifying wetlands on the property and submitting the information as part of the platting process.***

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Amended GDP #122
Century Hills
December 2, 2003

2. *Grading and Drainage Plan approval is required prior to development, and a Storm Water Management charge shall apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property. Details of the Owner's obligations related to Storm Water management will be addressed in the Development Agreement.*
3. *Pedestrian Facilities are required at the Owner's expense along the entire frontage of the property abutting East Circle Drive and Silver Creek Road NE and all new public roadways. Specific obligations will be addressed in the Development Agreement.*
4. *Dedication of parkland shall be met via: land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated November 24, 2003. The amount of street frontage for the parkland areas shall be as stated in the November 24, 2003 memo.*
5. *Traffic calming measures shall be provided when the property is platted.*
6. *Any conditions of approval, which previously applied to approval of this GDP, still apply to the GDP.*

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ROCHESTER PARK AND RECREATION DEPARTMENT

November 24, 2003

TO: Jennifer Garness
Planning

RE: Amendment to GDP #122
Century Hills

Parkland dedication for the deferred and undeveloped areas of the GDP will be about 23.0 acres. The Park Department recommends that all of the dedication be in the form of land.

The amended GDP dated 10/20/03 does not provide adequate qualifying land for neighborhood parks. The amended GDP has eliminated a ± 5.5 acre park site (labeled open space on the approved GDP) located in the central part of the development, has eliminated a ± 11.0 acre park site (labeled open space on the approved GDP) in the SE corner of the development and has eliminated a ± 1.5 acres park site (labeled open space on the approved GDP) located in the westerly part of the development.

The Park Department recommends that the amended GDP be revised to show 23.0 acres of parkland. A minimum of 11.0 acres of the land should be land meeting dedication standards. The Park Department recommends that the park sites be located in the same general areas as indicated on the approved GDP with the exception that the open space / park site located on the westerly portion of the development south of Century Valley Road can be eliminated as proposed on the amended GDP.

The amended GDP dated 11/18/03 was submitted to the Park Department on 11/21/03. This version of GDP adequately addresses the Park Department's recommendation that an additional 23 acres of future neighborhood park land be shown on the amended GDP.

The park access / street frontage to the park located in the SW corner of the development (labeled "future neighborhood park") should be a minimum of 100' in width and be graded such that the park access slope is 4% or less.

The ± 19 acre future park site located in the SE portion of the development includes ± 8.0 acres of land meeting dedication requirements. The amended GDP should include a minimum of 350' of access / street frontage on the northeastern portion of the site. Preliminary site analysis provided by the applicant's consultant showed the 350' access but the submitted GDP did not. Acceptance of this amendment to the GDP should be done with the understanding that none of the proposed future neighborhood park areas are to be the site of storm water detention facilities.

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

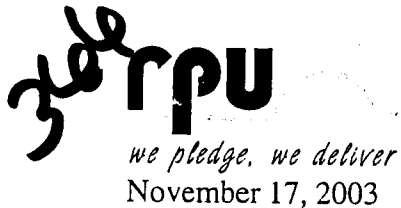
DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 11/25/03

The Department of Public Works has reviewed the application to AMEND General Development Plan #122, for the Century Hills development. The following are Public Works comments on the proposed amendments.

1. ~~The easterly most local street should be revised to intersect with Silver Creek Rd NE at a right angle.~~
2. ~~Access off of Silver Creek Rd NE should be provided to the proposed "Future Park". It does not appear that the parcels lying between the proposed park and Silver Creek Rd NE are owned by the applicant.~~
3. Storm Water Management must be provided for this Property. Details of the Owner's obligations related to Storm Water management will be addressed in a Development Agreement prior to Final Plat submittal.
4. Portions of the Silver Creek Rd NE may need to be realigned in the future which may require an Amended GDP, and dedication of additional ROW.
5. Traffic Calming measures for the development of this Property will be addressed in the Development Agreement, and / or through the review process during Platting.



Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: Amendment to General Development Plan #122 by Payne Company known as Century Hills.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. This property is within the Viola High Level Water System Area. The higher portions (above approx. elev. 1155) can be served directly from this system and the lower areas will be served with the installation of an additional public pressure reducing (PRV) station(s), expanding the current Intermediate Level Water System Area (within the Century Point development), to provide those areas with adequate pressures. Ultimately the 2 PRV stations must be inter-connected.
2. Networking of the High Level and Intermediate Level systems to eliminate dead ends is crucial in both areas to provide adequate flows for fire protection and water quality. The water main in the cul-de-sac streets and dead-ends must be looped and water mains must be extended to adjacent properties per our requirements.
3. Static water pressures within this area will range from the mid 50's to the low 90's PSI (depending on final grades). The builders must install pressure-reducing devices near the domestic water meters as required by the Minnesota Plumbing Code.
4. We will need to work closely with the applicant's engineering firm to develop the necessary water system layout to serve this area taking in to account the development phasing.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
Gale Mount, Building & Safety
Yaggy Colby Associates
Payne Company

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WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: GDP #122 Century Hills

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☒ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☐ Other or Explanation:

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PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.285.8231

November 12, 2003

Jennifer Garness
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the Amendment to General Development Plan #122 known as Century Hills by Payne Company and has the following comment:

- ***Agreement is needed between Haverhill Township and City of Rochester on Silver Creek Road.***

Sincerely,

Michael Sheehan
County Engineer

MTS/bw



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AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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CONDITIONS:

1. Upon construction of 16th Avenue NW, the applicant shall file an application with the Planning Department to amend the Site Plan.
2. Parking lot design standards of the LDM must be met. Curb stops and striping shall be in place prior to occupancy of the building.
3. The owner shall execute a development agreement to address the future construction of 16th Avenue NW, as well as charges associated with street construction, extending the length of time that the temporary construction easement(s) are in place, dedication of controlled access for 16th Avenue NW sanitary sewer and water main connection charges, and charges for storm water.
4. Controlled access shall be dedicated along the entire frontage of Civic Center Drive NW, and along the east property line for the new right-of-way of 16th Avenue NW except for City Council approved access along the north property line.
5. Grading and Drainage plan approval is required for this proposal, and a Storm Water Management fee is applicable and will be calculated based on any increase in impervious surface associated with the Project vs. the existing impervious coverage.
6. Execution of a Pedestrian Facilities Agreement is required to address the Owner's obligations for providing pedestrian facilities along the entire frontage of the property abutting 16th Avenue NW.

X Amendment to General Development Plan #122 known as Century Hills by Payne Company. The Applicant is proposing to amend the southerly portion of the approved GDP by changing roadway alignments and roadway connections to adjacent roadways. The property is located east of East Circle Drive, north of Silver Creek Road NE and south of Viola Road NE.

Mr. Brent Svenby presented the staff report, dated December 2, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Svenby suggested the following change to staff-recommended condition number 5: "Any traffic calming measures needed for the development shall be incorporated into the development agreement when the property is platted."

Mr. Wade DuMond, of Yaggy Colby Associates (717 Third Avenue SE, Rochester MN), addressed the Commission. He stated that the applicant is in agreement with the staff-recommended conditions as presented by staff, including the change to number 5.

Mr. Staver asked Mr. DuMond to comment on the memorandum from the Park Department.

Mr. DuMond stated that he met with Denny Stotz several times to discuss where the parks should be located. They have updated topographic information than they had previously. Denny Stotz has agreed to where they are showing their park right now. He just wants to make it clear that there is a certain acreage that needs to be dedicated.

With no one else wishing to be heard, Ms. Wiesner closed the public hearing.

Mr. Staver moved to recommend approval of Amendment to General Development Plan #122 known as Century Hills by Payne Company with the staff-recommended findings and conditions as presented and discussed. Mr. Haeussinger seconded the motion. The motion carried 9-0.

CONDITIONS:

1. At the time of platting:
 - a. Dedication of Controlled Access shall be required along the entire frontage of East Circle Drive and Silver Creek Road NE except for the access locations shown on the GDP.
 - b. The proposed ponds shall be platted as a separate Outlot and the Owner shall execute an Ownership & Maintenance Agreement for the pond prior to development and/or Final Plat submittal.
 - c. Specific routing and extension of utilities to serve the property will be addressed through the platting process and review.
 - d. Due to the location of the property, hydric soils may be located on the property. The property owner is responsible for identifying wetlands on the property and submitting the information as part of the platting process.
2. Grading and Drainage Plan approval is required prior to development, and a Storm Water Management charge shall apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for areas of the Property that do not drain to a detention facility that has been approved by the City to serve this Property. Details of the Owner's obligations related to Storm Water management will be addressed in the Development Agreement.
3. Pedestrian Facilities are required at the Owner's expense along the entire frontage of the property abutting East Circle Drive and Silver Creek Road NE and all new public roadways. Specific obligations will be addressed in the Development Agreement.
4. Dedication of parkland shall be met via: land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated November 24, 2003. The amount of street frontage for the parkland areas shall be as stated in the November 24, 2003 memo.
5. Any traffic calming measures needed for the development shall be incorporated into the development agreement when the property is platted.
6. Any conditions of approval, which previously applied to approval of this GDP, still apply to the GDP.